

125.0

0003

0018.0

Map

Block

Lot

1 of 1
CARDResidential
ARLINGTON

Total Card / Total Parcel

1,098,200 / 1,098,200

APPRAISED:

USE VALUE:

ASSESSED:

1,098,200 / 1,098,200

1,098,200 / 1,098,200

PROPERTY LOCATION

No	Alt No	Direction/Street/City
15		WILDWOOD AVE, ARLINGTON

OWNERSHIP	Unit #:
Owner 1: DYER JUDITH ANN/ LIFE ESTATE	
Owner 2:	
Owner 3:	
Street 1: 15 WILDWOOD AVE	
Street 2:	

Twn/City: ARLINGTON	
St/Prov: MA	Cntry
Postal: 02476	Own Occ: Y

PREVIOUS OWNER	
Owner 1: DYER JUDITH ANN -	
Owner 2: -	
Street 1: 15 WILDWOOD AVE	
Twn/City: ARLINGTON	

St/Prov: MA	Cntry
Postal: 02476	Type:

NARRATIVE DESCRIPTION	
This parcel contains .125 Sq. Ft. of land mainly classified as Two Family with a Multi-Garden Building built about 1915, having primarily Stucco Exterior and 3070 Square Feet, with 2 Units, 2 Baths, 0 3/4 Bath, 0 HalfBath, 12 Rooms, and 6 Bdrms.	

OTHER ASSESSMENTS	
Code	Descrip/No

Amount	Com. Int

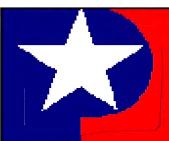
PROPERTY FACTORS	
Item	Code
Description	%
Z	R2
TWO FAMIL	100
o	
n	
Census:	Exempt
Flood Haz:	
D	
s	
t	

Water	
Sewer	
Electri	
Census:	Exempt
Flood Haz:	
Topo	1
Street	
Gas:	

Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
104 Two Family	5446	Sq. Ft.	Site	0	90.	1.02	10			Topo	-5					498,791						498,800	

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description	User Acct
104	5446.000	596,400	3,000	498,800	1,098,200		80502
							GIS Ref
							GIS Ref
							Insp Date
							12/01/17

**USER DEFINED**

Prior Id # 1: 80502	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Date	Time
12/30/21	09:28:22
LAST REV	
Date	Time
07/26/18	10:54:16
mmcmakin	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	104	FV	596,400	3000	5,446.	498,800	1,098,200		Year end	12/23/2021
2021	104	FV	568,700	3000	5,446.	498,800	1,070,500		Year End Roll	12/10/2020
2020	104	FV	568,800	3000	5,446.	498,800	1,070,600	1,070,600	Year End Roll	12/18/2019
2019	104	FV	438,600	3000	5,446.	526,500	968,100	968,100	Year End Roll	1/3/2019
2018	104	FV	437,100	3000	5,446.	387,900	828,000	828,000	Year End Roll	12/20/2017
2017	104	FV	409,500	3000	5,446.	371,300	783,800	783,800	Year End Roll	1/3/2017
2016	104	FV	409,500	3000	5,446.	343,600	756,100	756,100	Year End	1/4/2016
2015	104	FV	364,000	3000	5,446.	288,200	655,200	655,200	Year End Roll	12/11/2014

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
DYER JUDITH ANN	71127-552	1	6/8/2018	Convenience		1	No	No	
	18741-523		12/1/1987		135,000	No	No	A	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment	Date	Result	By	Name
6/7/2012	719	Wood Dec	28,000					NEW 16X16 DECK W/P	12/1/2017	Inspected	PH	Patrick H
5/8/2012	586	New Wind	9,290					7 REPL WINDOWS / B	11/17/2017	MEAS&NOTICE	HS	Hanne S
10/12/2011	1278	Re-Roof	10,000						6/18/2013	Info Fm Prmt	BR	B Rossignol
									7/19/2012	Info Fm Prmt	BR	B Rossignol
									3/6/2009	Inspected	163	PATRIOT
									2/23/2009	Measured	372	PATRIOT
									11/1/2000	Inspected	264	PATRIOT
									10/27/2000	Hearing N/C	189	PATRIOT
									11/17/1999	Mailer Sent		

Sign: VERIFICATION OF VISIT NOT DATA _____ / _____ / _____

